



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
CONDITIONS ASSOCIATED WITH
PMTR2022-00393

Single Family Dwelling / PMTR - Residential Permit
New Structure

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NIELSON ADAM G TRE ETAL
256 CANDICE CT, ARROYO GRANDE 93420

Legend - Description of Letter Code in Condition Title

C = Due at or before the plan correction return **I** = Due at or before permit issuance **S** = Required at or before foundation inspection
R = Required at or before framing inspection **F** = Required before final inspection

Prior to Corrections

Status

BLD-Fire Sprinkler Permit Application-C

NOT MET

A separate permit application with plans, cut sheets and hydraulic calculations for a NFPA Fire Sprinkler System for this structure must be submitted to the SLO County Building Division and APPROVED prior to issuance of this application. For Templeton, Cambria and San Miguel the fire sprinklers plan shall be submitted to those agencies. Please allow 1-2 weeks plan check time for residential sprinkler systems and 2-4 four weeks for commercial systems.

BLD-Floor Plan for Assessor-C

NOT MET

The scale copy shall be in sufficient detail to allow the assessor to determine the square footage of the building and, in the case of a residential building, the intended use of each room. Any change orders made during the construction process, which require the submittal of a plan set by the property owner, require a copy to be provided to the Assessor.

BLD-Water Serve or Well Report-C

NOT MET

The capacity required for a domestic well shall be verified by a minimum four hour pump test with drawdown and recovery data by a licensed and bonded well driller or pump testing company. The pump test shall not be more than five years old. Please submit a four hour pump test. A domestic well shall provide a minimum capacity of 5 gallons per minute (GPM) for a single family dwelling. A well with a minimum capacity of 2.5 GPM may be approved, where 1000 gallons of on site water storage is also provided. (For commercial projects please contact Environmental Health 805-781-5544)

BLD-Consent of Owner-C

MET

Written consent of the land owner or proof of ownership is required prior to issuance of permit.

Note: A copy of the property owner's driver's license, form notarization, or other acceptable verification is required to be presented when the permit application is submitted to verify the property owner's signature.

BLD-P.W. Stormwater Waiver-C

MET

Please submit a completed and signed Stormwater Control Plan Application which indicates that this project satisfies Performance Requirement #1. Please email the completed application to Nino Kordic (nkordic@co.slo.ca.us) to satisfy this condition. *If you have any questions please contact 805-781-5252.

BLD-Soil Investigation-C

MET

Soils Engineer to provide grading and foundation recommendations.

Prior to Issuance**Status****BLD-P.W. Fee-\$ Estimate-I****NOT MET**

Please pay the following to the Public Works Department: \$207 for drainage and stormwater (PR1) review. Note: all fees are subject to annual revision. Note: all fees are subject to annual revision. Fees need to be paid 7-10 days prior to Permit issuance.

If you have any questions please call Public Works at 805-781-5252.

BLD-P.W. Generic prior to Issued-I**NOT MET**

Provide evidence that easement allows proposed grading & driveway approach in private road right of way on the Candice Ct., and send to pw.permits@co.slo.ca.us

BLD-P.W. Road Fee-SFR-So Cnty (2) -I**NOT MET**

Please pay the following to the Public Works Department: \$10,588

RIF for Single Family Residence - PMTR2022-00393

Road Improvement Fee Area: South County Area 2 (SCA 2)

Area Residential Fee Rate = \$10,588 / Peak Hour Trip (PHT)

PHT Rate = 1 PHT / Single Family Residence (SFR)

Net Fee = (\$10,588)(1) = \$10,588

Fees need to be paid 7-10 days prior to Permit issuance.

BLD-PV Permit Required-I**NOT MET**

A separate PV permit application with plans and cut sheets for this structure must be submitted to the SLO County Building Division prior to issuance of this application.

BLD-School District Clearance-I**NOT MET**

Owner must provide County School Fee Form which is to be taken to the School District at the bottom of the form and returned with the receipt/ signed prior to the permit being issued.

Please note: School Fee Form will not be created until the plans have been stamped approved.

BLD-3rd PARTY Verification-I**MET**

An approved third party verifier (California License Professional of Record, Architect or Engineer) and Green/LEED points to be specified on the plans.

BLD-CWMP-Recycling Review-I**MET**

A Construction Waste Management Plan will need to be submitted for your project, 75% of your construction waste will need to be recycled at an IWMA approved facility or provide the detailed Form for recycling.

BLD-Energy Certificate-I**MET**

CF1R Certificate of Compliance to be completed by the T24 consultant for the performance method, and turned in to the jurisdiction for permit application.

BLD-Owner/Builder Verification-I**MET**

Owner must read the Owner/Builder Notice, complete and submit the Owner/Builder Verification Form PRIOR to permit being issued - UNLESS the permit is being issued to a licensed contractor.

Prior to Foundation**Status****BLD-3rd PARTY Verification-S****NOT MET**

At first inspection the third party verifier (A California License Professional of Record, Architect or Engineer) to meet inspector on the jobsite and go over the green points required to be verified.

BLD-Pad Certification-S**NOT MET**

Soils Engineer to certify the grading recommendations from the soils investigation have been met & a statement saying, "building pad as constructed is suitable for the intended use."

BLD-Setback Survey-S**NOT MET**

The structure is located within 5' of the minimum required setback from the property line. At foundation inspection, provide certification from a licensed land surveyor or civil engineer that the structure meets the setback requirements if lot line monuments are not available.

Prior to Framing**Status****BLD-3rd PARTY Verification-R****NOT MET**

Inspector to verify third party verifier (A California License Professional of Record, Architect or Engineer) has been called to the jobsite to inspect various green point requirements.

BLD-Energy Certificate-R**NOT MET**

Prior to framing inspection please do the following: CF2R Certificates of Installation to be completed by the installers

BLD-Fire Sprinkler Plans and Permit Required-R**NOT MET**

Fire sprinkler permit and approved plans to be on job site by rough framing.

BLD-PV Permit Required-R**NOT MET**

PV permit and approved plans to be on job site by rough framing.

Prior to Final**Status****BLD-3rd PARTY Verification-F****NOT MET**

Inspector to collect letter with the California License Professional of Record's stamp and signature that he/she has verified compliance with SLO County Green Building Ordinance, and the project has achieved a minimum of 75 points. Deferred items WILL trigger a Condition Compliance Monitoring case which will cost \$230.00 - (L15 Condition Compliance - Minor without Site Visit)

BLD-CWMP Recycle Compliance-F**NOT MET**

PRIOR to the final building inspection, the permittee must provide documentation to show compliance with the 75% recycling requirement. To avoid delaying Final Approval, submit ORIGINAL waste handling and recycling receipts at least 7 working days prior to requesting a Final Inspection. Questions may be directed to Michael Byrd at (805) 781-1537. Failure to provide all receipts or to achieve the 75% recycling requirement will prevent the finaling of your project. You can email the receipts to pl_building-recyclingreceipts@co.slo.ca.us. Please be aware they will need to be readable, clear, and preferably in PDF format, otherwise a printed copy will be needed. Printed copies may be mailed or hand delivered to 976 Osos St., RM 300, San Luis Obispo, CA 93408. Permit number must be included, or receipts will be discarded.

BLD-Energy Certificate-F**NOT MET**

Prior to Final, contractor to complete and sign all applicable Title 24 energy forms. (ie CF-2R, CF3R forms)

BLD-Fire Agency Insp Req-F**NOT MET**

Fire Agency Must Inspect and Sign-Off on all Access, Address, Devices and Systems Prior to Final Inspection

BLD-PR1 Inspection-F**NOT MET**

The building Inspector must inspect the stormwater improvements required per Performance Requirement 1.

This includes:

- ___ 1. Roof runoff directed into cisterns or rain barrels.
- ___ 2. Roof runoff onto vegetated areas.
- ___ 3. Runoff from sidewalks, walkaways, and/or patios directed onto vegetated areas.
- ___ 4. Runoff from driveways and/or uncovered parking lots onto vegetated areas.
- ___ 5. Utilizes pervious pavers or porous concrete for flat work.